

MEMORANDUM



From:	Angela Guy Contaminated Land Officer	To:	Mared Rees Jones Planning Officer
Our Ref:	P/2020/0587	Your Ref:	P/2020/0587
Date:	12 October 2020	No. of Pages:	1

TOWN AND COUNTRY PLANNING ACT 1990
P/2020/0587 – 6 FOX CLOSE, SUMMERHILL, WREXHAM, LL11 4QH
Change Of Use Of Land To Domestic And Boundary Fence (Partly In Retrospect)

The contamination assessment associated with the original planning permission P/2002/0189 for this property and the estate as a whole, indicated remediation measures were required for the safe development of the site for residential use as a result of the land having being formerly a colliery. The remediation measures comprised gas protection of the properties and a cover system for gardens.

The former colliery extended onto the land which is subject to this planning application, therefore it is recommended that a site specific condition be applied to this planning permission, if granted, to ensure the extended garden area also has a cover system. The above property (known as Plot 16 in our records) did have verification for the cover system layer which indicted 500mm depth of clean soils was placed in garden areas. Therefore similarly verification will be required for these additional works should this planning application be granted.

• Recommended Site Specific Contamination Condition
Verification Report - Contaminated Land

The extended garden area shall be subject to the placement of 500mm of imported soil suitable for residential purposes. The area should not be used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority. The Validation Report should demonstrate soils have been placed and the correct depth achieved by provision of photographs and also show that the soil is suitable for residential by tests for contamination on the imported soil.

A handwritten signature in black ink, appearing to read 'Angela Guy'.

Angela Guy
Contaminated Land Officer